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Part VIII

Santee Community Plan

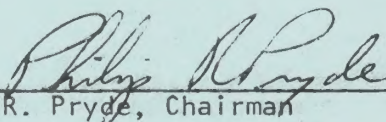
San Diego County General Plan-1990

ADOPTED BY
BOARD OF SUPERVISORS
MAY 9, 1974
GPA 74-01
REVISED
DECEMBER 19, 1979
GPA 79-02

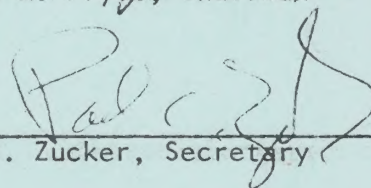
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CERTIFICATE OF ADOPTION

I hereby certify that this Plan, consisting of a map and this text, as adopted by General Plan Amendment (GPA) 79-01, Subitem (8) and (GPA) 79-02, is the Santee Community Plan and is a part of the Land Use Element, Section II, Part VIII, of the San Diego County General Plan - 1990, and that it was approved by the San Diego County Planning Commission on the 22nd day of June, 1979 (GPA 79-01) and the 9th day of November, 1979 (GPA 79-02).

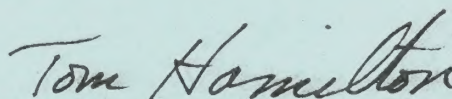


Philip R. Pryde, Chairman



Attest: Paul C. Zucker, Secretary

I hereby certify that this Plan, consisting of a map and this text, as adopted by General Plan Amendment (GPA) 79-01, Subitem (8) and (GPA) 79-02, is the Santee Community Plan and is a part of the Land Use Element, Section II, Part VIII, of the San Diego County General Plan - 1990, and that it was adopted by the San Diego County Board of Supervisors on the 24th day of October, 1979 (GPA 79-01) and the 19th day of December, 1979 (GPA 79-02).



Tom Hamilton, Chairman


Attest: Porter D. Cremans
Clerk of the Board

Adopted May 9, 1974, GPA 74-01
First Amendment December 16, 1976, GPA 76-02
Second Amendment August 25, 1977, GPA 77-01
Third Amendment December 15, 1977 GPA 77-03
Fourth Amendment October 5, 1978 GPA 78-02
Fifth Amendment October 24, 1979 GPA 79-01
Sixth Amendment December 19, 1979 GPA 79-02

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CHAPTER 1

INTRODUCTION

The community of Santee, situated in the direct path of the eastwardly moving urban expansion of the San Diego County area, is expected to receive a substantial number of the one million new people projected to be living in the County by 1990.

Although much of the increase is, and will continue to be, the result of economic and social forces arising outside Santee's borders, it must be assumed that many of those who have chosen Santee have done so only after comparing Santee's community amenities with other parts of the San Diego Region. It would be highly unfortunate if the environment which generated this community growth were to be lost because of poor planning.

Disorderly rapid growth that often occurs in a search by families for a suburban environment can destroy the desired residential amenities. Such growth is not the desire of the citizens of Santee and would be considered the exact opposite of progress. Uncontrolled growth would be an injustice to those who voluntarily chose Santee as a place to live or to establish a business, as well as to those who will certainly choose to settle there in the future.

This seemingly unavoidable problem can be solved only by intelligent planning for orderly growth with a maximum of effective citizen participation. What is intelligent planning and effective citizen participation, and what can the two accomplish together that neither could accomplish alone to assure that orderly growth will indeed occur?

Intelligent planning is an effort to fulfill all the needs of an expanding population for public services including utilities, educational and recreational facilities, parks, transportation, flood control, etc. In order to provide these services at a minimum of expense to the taxpayers with a maximum of efficiency to consumers, and simultaneously to provide an attractive environment, the patterns of residential, commercial, industrial, and all other types of land uses must be planned carefully.

At first glance, it would appear that this task could be accomplished by competent professional planners working alone. Actually, the professionals may best be qualified to advise on desirable alternatives of growth, and on the consequences of each alternative, but the alternatives themselves are only methods for achieving community goals and the goals are meaningless unless they represent the desires of all interested segments of the community.

The Santee Citizens' Planning Committee is designed to utilize citizen involvement and is organized into an Executive Board and various technical subcommittees. The community has prepared the goals and the Plan, and has used County staff as consultants to assure professional quality.

This planning document is meant to highlight the Committee's efforts, and to serve as a guide to all interested parties, especially those who are concerned with public and private investment related to land use, public utilities, roads, streets, etc, necessary to accommodate the continued expansion and improvement of Santee's environment.

NATURE OF THE PLAN

In general, the Santee Community Plan is concerned with the total physical environment of the area encompassed by the boundaries of the Plan and is the community's declaration of its own choice as to its future environment. The Plan is intended to be dynamic and can be described as comprehensive, long range, community-wide, imaginative, and related to the rest of the County. The community's Plan is an intelligent one based on an analysis of those social, economic and ecologic forces that affect the physical environment.

Planning is a continuing process and is a means to an end, rather than an end in itself. Technological innovations in transportation, communication, scientific fields, and all other aspects of human behavior must be recognized at the time they are developed, their effects on the Plan measured, and changes should be made in the Plan to reflect them. Specifically, a major review and updating of this Plan will be made at least every five years. In most cases, the major changes in capital investment and human employment brought on by advancing technology have originated, and will probably continue to arise, outside Santee, but the repercussions have been and will continue to be felt within the community.

In order to cope with a rapidly expanding community such as Santee, a guide in the form of a community plan is essential. This Plan, by designating areas within the community for particular land uses, does not attempt to predict when each area will partially or completely develop. The allocation of specific amounts and locations of land for various categories of use does, however, enable public agencies to determine the types and quantities of improvements that will be required prior to development. This inevitable growth can be channeled in such a manner as to assure an attractive environment and is expected to result in substantial tax savings through the efficient and functional provision of public services. These savings will unquestionably be more than enough to offset the cost to the taxpayers for the preparation of this plan.

PURPOSE OF THE PLAN

A community plan, as defined by San Diego County, has several important purposes. In general, the Santee Community Plan is concerned with all the physical, social, and economic factors which contribute to the environment of the community. The Plan is based on an in-depth analysis by the Committee of the interplay of these factors and, when adopted, will represent an official policy statement as to the manner in which Santee is expected to grow. Although it will neither cause immediate physical change, act as a zoning ordinance, nor list specific public expenditure priorities, the Plan will serve as a guide not only for County government but also for special districts, businessmen, real estate developers, church planners, private building contractors and all others concerned with the physical growth of Santee.

Specifically, the plan will serve as a vehicle to help carry the community towards the overall goal adopted at a community meeting of the Santee Citizens' Planning Committee on November 12, 1969, which states, "Promote the orderly growth of businesses, professional services, and industry in Santee to provide a balance with residential and recreational areas for a complete, well-planned community" and "plan for a projected population between 50,000 and 100,000 people."

It is specifically the intent of the Santee Community Plan that the Plan be a guide to the zoning of property in Santee, but it is not intended that the Plan Map be a zoning map. It is intended that at the time of any rezoning application, the County shall consider not only the general land use allocation on the Plan Map, but also the goals and objectives of the Santee Plan.

CHAPTER 2

GOALS

AS PROPOSED BY THE EXECUTIVE BOARD OF THE SANTEE CITIZENS' COMMITTEE
APRIL 24, 1973

NOTE

These revised goals were approved at a general meeting of the Santee Citizens' Planning Committee on May 9, 1973.

INTENT OF THE GOALS

A goal is a purpose or ultimate ends towards which effort is directed. It represents a value to be sought which is general and timeless.

The goals which follow reflect a thoughtful analysis of the Santee area and are a statement by the citizens and the Board of Supervisors as to the kind of total living environment that should be achieved. These goals are not a plan, they are not regulations, nor do they substitute for detailed study of current problems. They are intended to give direction to detailed planning studies which will result in definitive methods, programs, and recommendations for reaching these goals to the greatest extent possible.

It is recognized that legal and economic limitations that presently exist may hinder the complete attainment of these goals. The fact that the goals may not be completely achieved should in no way hinder every effort to achieve them to the greatest extent possible.

OVERALL COMMUNITY GOAL

PROVIDE A WELL BALANCED RESIDENTIAL AND CLEAN COMMERCIAL-INDUSTRIAL COMMUNITY IN WHICH TO LIVE, WORK AND GROW.

INDUSTRIAL AND BUSINESS GOAL

Promote the orderly growth of business, professional services, and industry in Santee to provide a balance with residential and recreational areas for a complete, well-planned community.

OBJECTIVES

1. Provide for:

Several conveniently located neighborhood shopping centers with additional centers being built with the expansion of the residential area; and

A centrally located community shopping center built around one or more large department stores with surrounding satellite shops.

2. Provide for:

A medical-dental complex possibly built with or very near a community shopping center; and

A community hospital, either as an extension of Grossmont Hospital district or as private enterprise.

3. Limit industry to "clean types such as fabricating, assembly, research and development, construction and contracting, warehousing, and other light industry with no noxious emissions of smoke, fumes, odors, noise, vibrations, or water pollution."
4. Prepare a map of industrial development in Santee, clearly defining specific areas for industrial development and coordinating these with residential boundaries and freeway routings so as to be of utmost benefit to the community by assuring safety factors and community aesthetics.
5. Recommend more restrictive commercial and/or manufacturing zoning along major access roads in Santee to protect and enhance the appearance and atmosphere of the community.
6. Enhance Santee for industrial/commercial investments by:
 - a) Correcting inherent drainage problems of Forester Creek and San Diego River Floodplains. Institute cost study as soon as possible.
 - b) Planning the orderly growth and expansion of industry in Santee through the comprehensive planning to achieve its outstanding potential for having an industrial area, with efficient commercial areas, and thus becoming a complete, comprehensive community.

RESIDENTIAL GOAL

Provide living space for those who want open space (elbow room) on the vacant land in the northern part of Santee and on the hills now vacant.

OBJECTIVES

1. Reduce driving time from San Diego industrial areas to Santee by encouraging the construction of State Highway Routes 52 and 125 so that Santee will be of interest to both apartment dwellers and home buyers.
2. Encourage Santee to become an efficient higher density population center, especially adjacent to new incoming freeways. Encourage planned unit developments with open space areas.
3. Support change in zone classifications for multiples to accommodate condominiums, larger apartment sizes, and cluster housing, provided the land area is at least equal to two times the total floor area for each dwelling unit. Set aside a generous amount of common land so that these common acres can be planned to preserve the natural beauty of existing topography,

trees, streams, etc. Connect these common areas with a system of paths through residential areas to shopping centers, recreational areas, and schools without the necessity of crossing roads. Reclaim water from the Santee Lakes to be used to water common areas and, where possible, provide running streams.

4. Plan for a projected population twenty years hence between 50,000 and 100,000 people, including working families and senior citizens on fixed incomes.
5. Divide the Santee planning area logically into several smaller areas because of existing development, highways, and natural barriers so that the area south of the San Diego River Floodplain has the character of an industrial commercial area; while everything north thereof is largely residential in character.
6. Encourage residential population distribution in single family dwellings to be 60%, in mobilehome parks to be 20%, and in multiple family dwellings to be 20% by 1990.
7. Urge that mobilehome parks be built to the highest recognized standards of the industry.
8. Discourage residential development in the airport flight pattern by rezoning it to industrial or converting it to open space, said flight pattern being 500 feet wide and extending 3,000 feet from the ends of all runways.
9. Discourage construction except on dedicated streets.
10. Deter heavy cuts and fills. Designate land having excessive slopes as open space.
11. Promote residential uses for lands east of Highway 67 north of the San Diego River and west of Olive Lane, except for conveniently located schools, shopping, and medical centers.
12. Encourage planned cluster housing with open space in areas adaptable to this type of development.
13. Encourage compatible temporary land usage of large land parcels as an intermediate goal.
14. Recommend variations in setbacks and sideyards to avoid monotony in tract developments and recommend that subdividers be encouraged as soon as possible to build under this provision.
15. Dissuade development for single family dwellings on lots less than 6,000 square feet.
16. Establish an Architectural Control Committee to promote aesthetics of the community.

SCHOOLS AND EDUCATION GOAL

Maintain a high level of public schools and education in order to serve the people of Santee and to meet the needs of a growing enrollment and population.

OBJECTIVES

1. Encourage the acquisition of additional school sites early enough to insure proper location near the center of potential development by school and grade.
2. Urge the relocation of the Santee Elementary School on a more suitable site.
3. Locate public schools so as to permit safe and direct access for the maximum number of students. Situate walkways in areas away from traffic flows.
4. Select a future high school site in order to insure proper location to meet existing needs and potential large enrollment.

UTILITIES AND COMMUNITY FACILITIES GOAL

Encourage utilities to provide the best possible service to the residents and businesses of Santee. Encourage continual evaluation and upgrading of utilities and services in order to meet the community's growing needs.

OBJECTIVES

1. Coordinating planning for increased and improved utilities with residential and business growth, changing traffic patterns, new parks and recreational areas, additional schools, and general community development.
2. Advocate replacement of overhead utility distribution lines by underground facilities when it is to the public's interest and where economically feasible in accordance with a systematic long-range plan listing priorities by law. Utilize existing 1911 or 1913 Acts which also provide citizens with a procedure for the placement of utility lines underground where technically feasible and in conformance with the serving utilities rules then existing.
3. Improve the aesthetics of necessary above ground transformers, meters, etc.
4. Continue to develop the reclaimed water concept. When technology proves it feasible, provide water for domestic, industrial, recreational, irrigation, and fire control use. Recommend that adequate mains for reclaimed water parallel Santee's major traffic routes for irrigational use on medians. Recommend also for the grounds of schools and public buildings.
5. Improve street lighting at dedicated street intersections to provide safety for pedestrians as well as traffic flow and for easier locating of existing fire hydrants.

6. Foster trash disposal in accordance with population growth either through private enterprise or franchise.
7. Explore the franchising of Cable TV with the stipulation of fire alarm circuits integrated in the cable system.
8. Improve water storage to serve an ultimate population growth of 100,000.
9. Encourage utilities service at maximum capacity. Discourage utility lateral extension farther than one lot.
10. Provide for:

A conveniently located library adequate in size to serve the community.

A community center large enough to accommodate community meetings and social activities but with provision for smaller meetings and events.

Recreational facilities which provide for the special interests of adults, youths, and children's age groups, some of which should be provided by existing school facilities.

A medical complex which could range in size from a medical center to a full scale hospital but should include ambulance service. Construction of a hospital when warranted by population of the community and surrounding areas.

Public transportation from bus at present, to include helicopter in the future to permit access to and from Santee to other major business centers.

Inclusion in rapid transit systems which may be developed for the Greater San Diego area.

11. Expand and improve fire and police protection proportionate to the growth of the community.

PARKS & RECREATION, OPEN SPACE, AND COMMUNITY BEAUTIFICATION GOAL

Recognize the trend towards an ever increasing amount of leisure time and the public responsibility to encourage both public and private recreational facilities.

OBJECTIVES

1. Seek all available Federal and State financial assistance.
2. Purchase, lease, or otherwise acquire sufficient vacant land for two or more community parks in Santee. These park sites should be located on land served by major or collector streets, should be no less than 10 acres in size, with no more than 10% slope and located so that riding and/or hiking trails can be acquired to connect them, including provision for under passing the proposed freeway.

3. Prepare a master plan for each park that will include:

Appraised value of the land, including determination of the precise location based on the goals set forth above.

Uses of each portion of the land that will assure that facilities are available for all age groups and all income levels.

A ten year capital improvements program that will relate costs of improvements to the rate of population growth to assure that present owners will only be required to pay on the basis of value received.

4. Locate parks adjacent to schools so that joint use of park land and school grounds can be made both during and after school hours.
5. Urge school boards to make school grounds available for recreational purposes after school hours and on weekends and during vacations.
6. Encourage the water district to continue using and developing Santee Lakes for recreational purposes.
7. Foster compatibility of land uses adjacent to parks.
8. Provide a system of riding and hiking trails making full utilization of floodplains, publicly owned or controlled lands, and connection with Sycamore Canyon Park. Determine where the route should be, costs involved, and prepare a phased program over ten to twenty years to acquire and develop the trails. Trails should not be located in commercial or industrial areas or adjacent to dense residential areas.
9. Use floodplains and canyons to retain open space.
10. Develop a master plan of center divider landscaping and planting of all major arterials to be maintained by the County. Such a plan could be implemented by the following methods, each method to be used where most appropriate. Developers extending major arterials could be required to landscape larger portions of the dividers.

The County could develop and implement a capital improvements program for existing arterials, utilizing County funds and all available State and Federal assistance. Where feasible, other methods of center divider landscaping could also be considered.

Utilize utility rights-of-way and public lands to their fullest recreational potentials, the County assuring coordination of such utilization.

11. Urge elimination of junk cars or related nuisances from public rights-of-way or from any area other than properly zoned and visually screened spaces.
12. Advocate and encourage the planting of trees in the Santee area and retain those trees that do not interfere with the orderly development of the Plan.

FLOODPLAIN GOAL

A number of detailed studies seeking alternative solutions to flooding problems in Santee are currently underway. It is not practical to establish specific goals until the results of these studies are known. Notwithstanding the results of these studies, the goals of Santee are as follows.

OBJECTIVES

1. Urge construction of flood control structure to protect life and property wherever major urban development has already taken place.
2. Determine a width of floodplain, within which no buildings will be built, that will meet the following criteria:

Wide enough to preserve the general open space character of the community.

Narrow enough to permit some land to be used for urban development rather than lying idle.

Avoidance of deep concrete channels wherever feasible.

Planted and maintained to assure attractiveness, and made available for multiple uses such as riding and hiking trails, private and public recreation, and controlled sand and gravel extraction.

TRANSPORTATION GOAL

Develop a system of local roads and freeway routes that will help beautify the community and meet present and projected traffic and circulation requirements. Develop a public transportation system to tie in with neighboring communities.

OBJECTIVES

1. Recommend the route to be adopted for State Route 52 that will serve the best interests of the community as the main westerly entrance to Santee, providing access for existing and future commercial business, blending with existing land contours and adding to the appearance of the community.
2. Apply for State Route 125 along the Santee Lakes to be designated a Scenic Route.
3. Provide additional access to the area north of Mission Gorge Road by extending Cuyamaca and Mast Boulevards.
4. Foster use and design of informational and outdoor advertising so as to enhance rather than inhibit safety and beautification.
5. Advocate setbacks and off-street parking requirements for street expansion and beautification.
6. Establish requirements for parkway development and maintenance.
7. Upgrade roads to full urban standards.

CHAPTER 3

LAND USE

The Santee Community Plan Study Area encompasses approximately 12,313 acres. The Plan designates most of this land for future urbanization which if fully developed could easily house from 50,000 to 100,000 people. As of mid-April, 1973, the population of Santee is estimated between 35,000 and 40,000.

SANTEE COMMUNITY PLAN GROSS ACREAGE ALLOCATIONS

LEGEND	ACRES
Medium Low	1,500
Medium	3,500
Medium High	1,430
High	620
Flood Plain	1,080
Commercial	200
Rural Residential	1,770
Heavy Industrial	620
Public or Semi-Public	820
	<hr/> 11,540

Construction of State Routes 52 and 125 will reduce commuting time and make Santee more accessible to both home buyers and apartment dwellers. Santee has the potential of becoming a major urban population center, and the goals indicate that the Planned Residential Development (PRD) concept should gradually replace the typical tract house as the major land use.

As Santee continues to urbanize, especially in the form of condominiums, apartments, and cluster housing, a generous amount of land should be dedicated for common use to preserve the natural beauty of existing topography, trees, streams, etc. Where possible, a system of paths through these common areas could link residential areas to shopping centers, recreational areas, and schools without the necessity for crossing major roads or streets.

There are many alternative land use plans that could meet one or more of the residential goals that are spelled out in Chapter 2. The Executive Board and the various technical subcommittees examined numerous alternative plan concepts and considered each on the basis of all the research, analysis and the goals. The need for public facilities and transportation is directly related to population; therefore, alternative locations for the various land uses were explored in depth prior to the selection of this Plan as the one recommended jointly by the community and the County Planning Department to the County Planning Commission and Board of Supervisors for approval and adoption.

RELATIONSHIP WITH REGIONAL LAND USE ELEMENT

The Santee Community Plan implements the goals and policies of the Regional Land

Use Element (Part II of the County General Plan). It also implements, in part, the Regional Growth Management Plan which was approved in concept by the Board of Supervisors on August 16, 1978. The Growth Management strategy implemented in the Regional Land Use Element and this plan attempts to guide new urban development into those areas of the County where urbanization will be least costly, conserve future options for development and help meet the housing and other needs of County residents.

The Regional Categories shown on the Regional Land Use Element map delineate the pattern of urban development to take place in this region through the year 1995. The Land Use Designations shown on the Santee Community Plan will be used to implement the Regional Categories. The consistency between the Regional Categories and the Community Plan Land Use Designations is shown in the Compatibility Matrix. Twenty-five (25) Land Use Designations provide for various residential, commercial, industrial, agricultural, and special uses. Although all 25 designations are described in this text, not all have been delineated on the Santee Community Plan map.

In a similar manner, Use Regulations in the Zoning Ordinance will be used to implement the Land Use Designations. The consistency between the Land Use Designations and Use Regulations is also shown in the Compatibility Matrix. A complete listing of additional policies, procedures, and guidelines necessary to implement this plan is contained in the Plan Implementation Manual.

The purpose of the General Plan Implementation Manual is to provide a central reference for all policy explanations, procedures and guidelines necessary to implement the County General Plan. It is not intended that this manual be adopted as part of the General Plan. The detail of the manual will represent administrative guidelines approved as policy by the Board to assist public agencies and private citizens in interpreting the General Plan.

LAND USE DESIGNATIONS AND USE REGULATIONS

NOTE: The descriptions contained in this portion of the Santee Community Plan conform to the descriptions contained in Policy 2, Pages 11-9 through 11-21 of the Regional Land Use Element.

The following Land Use Designations and Use Regulations shall guide development consistent with the Regional Categories of the Regional Land Use Element. The Regional Categories are delineated on the Regional Land Use Element map. Use Regulations are part of the Zoning Ordinance. Specifically,

- The following Land Use Designations shall delineate locations for residential, commercial, and industrial uses to implement the policies of the Regional Categories.
- These Land Use Designations shall include the maximum density (and in certain cases, a minimum density) allowed in that designation and shall also include density figures applicable under the "density bonus option" in the Inclusionary Housing Policy.
- The Use Regulations consistent with each Land Use Designation shall be categorized as follows:

CONSISTENT USE REGULATION (CUR)

-- These represent Use Regulations that are consistent with the specific Land Use Designation under consideration. Guidelines for their application are contained in the Plan Implementation Manual.

SPECIAL CIRCUMSTANCES (SC)

- These represent Use Regulations that are consistent with a particular Land Use Designation in existing (as of the date of adoption of this Element) locations, or under unique/unusual circumstances, or when additional density restrictions are required as a condition of approval. Detailed guidelines for the application of "Special Circumstances" are contained in the Plan Implementation Manual.

URBAN RESIDENTIAL DESIGNATIONS

The Urban Residential Designations promote residential uses as the principal and dominant use. Civic uses may be consistent with these designations if these uses tend to support the local population. Specific density ranges shall be a part of each designation and in certain instances, a variety of densities and building types is encouraged. Within those designations permitting a "density bonus option" as defined in the Inclusionary Housing Policy, an additional density figure is included. The Urban Residential Designations are consistent with all categories of the Regional Land Use Element except Estate and Rural Development Areas.

To prohibit the development of areas at low densities where the Plan delineates medium to high densities, a minimum density may be required to achieve Plan conformance. Minimum residential densities may be required in areas deemed appropriate due to the adequacy of public facilities, site characteristics, or for social or economic reasons. These minimum densities shall be specified as part of the Community Plan implementation process or as a condition of approval of a discretionary project.

It is the intent of this plan to encourage the use of minimum densities when the Land Use Designations permit residential development of 10.9 dwelling units per gross acre or more. Minimum densities would, therefore, be encouraged in the implementation of designations (7) through (10).

The Planned Development (PD) concept is basic to the Santee Community Plan. The intent is to encourage and facilitate PD development. Such development permits greater flexibility and, consequently, more creative and imaginative design than generally is possible under conventional zoning and subdivision regulations. Use of the PD concept should promote more economic and efficient use of the land and provide a harmonious variety of housing choices, a higher level of urban amenities, and the preservation of natural and scenic qualities of open spaces. The PD concept is not concerned with minimum lot sizes but, rather, with the number of families living on a given parcel of land. As a result, portions of the property will contain relatively high densities, and public facilities and services will have to be provided accordingly.

DESIGNATION

MAXIMUM DENSITY

- | | |
|------------------|--|
| (1) Residential | -- 1 du/gr. ac. where the average slope does not exceed 15%. |
| | -- 1 du/2 gr. ac. where the average slope is greater than 15% and does not exceed 25%. |
| | -- 1 du/4 gr. ac. where the average slope is greater than 25%. |

(2) Residential	-- 1 du/gr.ac.
(3) Residential	-- 2 du/gr.ac. (2.4 du/gr.ac. density bonus option) <u>1</u>
(4) Residential	-- 2.9 du/gr.ac. (3.5 du/gr.ac. density bonus option) <u>1</u>
(5) Residential	-- 4.3 du/gr.ac. (5.2 du/gr.ac. density bonus option) <u>1</u>
(6) Residential	-- 7.3 du/gr.ac. (8.8 du/gr.ac. density bonus option) <u>1</u>
(7) Residential	-- 10.9 du/gr.ac. (13.2 du/gr.ac. density bonus option) <u>1</u>
(8) Residential	-- 14.5 du/gr.ac. (17.4 du/gr.ac. density bonus option) <u>1</u>
(9) Residential	-- 29 du/gr.ac. (34.8 du/gr.ac. density bonus option) <u>1</u>
(10) Residential	-- 40 du/gr.ac.

1 The density bonus option applies to Current Urban Development Areas, but is not permitted within Future Urban Development Areas or Country Towns.

To assist in the interpretation of several of the Urban Residential Designations the following intent and guidelines are offered.

(1) Residential -- 1 du/1, 2, 4 gross acres

Land designated on the Map as (1) Residential (1 du/1, 2, 4 gross acres) is expected to remain in its present undeveloped state for the next 10 to 15 years. The rugged northerly portion of Santee immediately north of Cajon Park falls into this category. Also, Rattlesnake Mountain east of Freeway 67 has similarly steep, rugged topography. These two areas are not needed for immediate urbanization and not expected to develop until the more accessible areas have been utilized. Nothing in this Plan is intended to preclude urban development prior to this time in these areas.

Contemplated Land Uses:

1. Single family residences and related accessory uses.
2. Minor commercial and public facility uses as appropriate to support rural residential densities provided such proposals are consistent with Commercial, Industrial and Public Facility Sub-Elements of the Land Use Element.
3. Other uses as may be appropriate in the individual instance which do not require an urban level of services, including but not limited to:

Golf courses and other low intensity outdoor recreation uses
Field and tree crops
Grazing
Plant nurseries
Mineral extraction
Radar, radio and telephone towers and power transmission facilities

In connection with commercial, public facility, public utility, electronic

installations, and other specialized uses, a smaller parcel size may be permitted in the individual case, provided on-site sewage disposal, zoning and other site development requirements can be met.

(3) Residential -- (2 du/gross acre)

This designation of land use is intended to allow townhouses, cluster housing, and garden apartments, as well as single family detached houses on small lots if compensating open space is provided that will maintain the overall density of up to two dwelling units per gross acre. The 1,500 acres designated (2 du/gross acre) comprise generally that hilly, rough terrain lying north of the existing Carlton Hills development and west of Cajon Park. Also included are 225 acres lying just northwest of Grossmont Community College on similarly rough terrain and another area of about 135 acres of rugged terrain southeast of Woodside Avenue and northeast of Northcote Road.

The intent of the designation is to encourage development of the plateaus and some ridges and leave steep slopes in their natural undisturbed state. This classification will encourage the developer to make suitable provision for preservation of watercourses, wooded areas, rough terrain, and other natural features, and to relate such natural features to their surroundings in a manner that precludes severe grading. Graded areas should be planted with fire resistive shrubs.

(6) Residential -- (7.3 du/gross acre)

This designation provides for the development of the traditional small lot subdivision. Examples include almost all Santee residential developments north of the San Diego River that have been built in the last ten years.

A relatively large part of the planning area has been designated Residential (7.3 du/gross acre). This is in keeping with the community's projections of having 60% of its 1990 population in single family dwellings.

(8) Residential -- (14.5 du/gross acre)

This designation is similar to (3) Residential (2 du/gross acre) except that the density allowed is increased from 2 units per gross acre to 14.5 units per gross acre. In order to assure economic provision of public facilities and services, decisions as to proper locations for these types of densities have been based on the following criteria:

- availability of major sewer and water facilities
- on lands basically not already subdivided or lot split into
 very small parcels
- on locations with relatively low elevation
- near public facilities
- near churches and schools
- near commercial development

It is these higher densities that require major capital investments which can be expensive to install and maintain. In order to offset public expense to some extent, established by County criteria which call for dedicated public streets,

URBAN RESIDENTIAL DESIGNATIONS AND USE REGULATIONS

USE REGULATIONS

DESIGNATION	Consistent	Special Circumstances
(1) Residential 1 du/1, 2, 4, gr. ac.	R-S, R-D, R-R, R-RO S-80, S-88, S-90, S-94	R-M, R-V, R-U, R-C A-70, A-72 S-82, S-86, S-92
(2) Residential 1 du/gr. ac.	R-S, R-D, R-U, R-RO, R-R S-80, S-88, S-90, S-94	R-M, R-V, R-C A-70, A-72 S-82, S-86, S-92
(3) Residential 2 du/gr. ac. (2.4 du/ gr. ac. density bonus option)	R-S, R-D, R-R, R-RO, R-U S-80, S-88, S-90, S-94	R-M, R-V, R-C A-70, A-72 S-82, S-86, S-92
(4) Residential 2.9 du/gr. ac. (3.5 du/gr. ac. density bonus option)	R-S, R-D, R-M, R-V, R-U R-RO S-80, S-88, S-90, S-94	R-C A-70, A-72 S-82, S-86, S-92
(5) Residential 4.3 du/gr. ac. (5.2 du/gr. ac. density bonus option)	R-S, R-D, R-M, R-V, R-U R-RO S-80, S-88, S-90, S-94	R-C A-70, A-72 S-82, S-86, S-92
(6) Residential 7.3 du/gr. ac. (8.8 du/gr. ac. density bonus option)	R-S, R-D, R-M, R-V, R-U R-RO S-80, S-88, S-90, S-94	R-C A-70, A-72 S-82, S-86, S-92
(7) Residential 10.9 du/gr. ac. (13.2 du/gr. ac. density bonus option)	R-U, R-S, R-D, R-M, R-V R-RO S-80, S-88, S-90, S-94	R-C A-70, A-72 S-82, S-86, S-92
(8) Residential 14.5 du/gr. ac. (17.4 du/gr. ac. density bonus option)	R-U, R-D, R-M, R-V, R-RO S-80, S-88, S-90, S-94	R-S, R-C A-70, A-72 S-82, S-86, S-92
(9) Residential 29 du/gr. ac. (34.8 du/gr. ac. density bonus option)	R-U, R-D, R-M, R-V, R-RO S-80, S-88, S-90, S-94	R-S, R-C A-70, A-72 S-82, S-86, S-92
(10) Residential 40 du/gr. ac.	R-U, R-D, R-M, R-V, R-RO S-80, S-88, S-90, S-94	R-S, R-C A-70, A-72 S-82, S-86, S-92

COMMERCIAL DESIGNATIONS

The commercial land use designations in the Santee Plan are primarily located to take care of the community's own needs in the most convenient manner to the greatest number of residents. The Plan Map shows two types of commercial uses: Neighborhood Commercial and General Commercial. Although Office Professional and Service Commercial are available for consideration, if necessary.

All areas designated for commercial uses should be protected from encroachment by non-business developments. On the other hand, business activities should not interfere with adjacent non-commercial uses. Heavy commercial enterprises such as lumber yards, auto garages, etc. may be allowed to locate in areas designated Heavy Industrial on the Plan Map provided they are properly screened and are found to be compatible.

The Commercial Designations provide locations for exclusive commercial uses and areas for a mixture of commercial and residential uses. The four Commercial Designations are:

(11) Office-Professional

- This designation provides areas for administrative and professional services. Residential uses may be permitted under Special Circumstances (SC). This designation is consistent with all categories of the Regional Land Use Element except Estate and Rural Development Areas.

(12) Neighborhood Commercial

- This designation provides for limited, small scale commercial uses serving the daily needs of local residents. It is designed to serve only a limited market and uses should be compatible in design and scale with adjacent residential uses. Residential uses may be permitted under Special Circumstances. This designation is consistent with all categories of the Regional Land Use Element.

Neighborhood Commercial should provide space for markets, drug stores, and personal service facilities which are customarily located very near the residential areas they serve on sites between 5 and 10 acres in size. The general locations of ten Neighborhood Commercial areas are strategically located on the Plan in a manner designed to achieve maximum convenience. All residential areas lie within one mile of these areas.

(13) General Commercial

- This designation provides for commercial areas where a wide range of retail activities and services is permitted. Residential uses may be permitted under Special Circumstances. This designation would be appropriate for community or regional shopping centers, central business districts, or small but highly diverse commercial development. It is intended that uses permitted within this designation be limited to commercial activities conducted within an enclosed building. This designation is consistent with all categories of the Regional Land Use Element except Estate and Rural Development Areas.

This designation provides the customary facilities for comparison shopping, department stores, convenience and personal shopping facilities, restaurants, financial institutions, and space for business and professional offices. It is intended that signs be highly restricted and related only to services or products available on the premises. All uses should be in enclosed buildings. It is not necessary nor expected that all the land be in one ownership.

The General Commercial areas (50 - 60 acres) for Santee are shown on the Plan map. It is intended that the commercial complex located at Mission Gorge Road and Cuyamaca Street become the central business and financial district of the community and provide an identifiable landmark for Santee. The site will have excellent access to all areas of the community upon completion of all proposed roads.

(14) Service Commercial

- This designation provides for heavier commercial or light industrial uses with large acreage requirements. This designation would differ from the General Commercial Designation in that it emphasizes services to retail commercial zones by permitting wholesaling and warehousing activities. This designation is consistent with all categories of the Regional Land Use Element.

COMMERCIAL DESIGNATIONS AND USE REGULATIONS

U S E R E G U L A T I O N S

DESIGNATION	Consistent	Special Circumstances
(11) Office-Professional	C-30, C-31, C-46 S-80, S-84, S-86, S-88 S-90, S-94	R-C S-82
(12) Neighborhood Commercial	C-32, C-30 S-80, S-86, S-88 S-90, S-94	R-C C-31 S-82
(13) General Commercial	C-36, C-30, C-32, C-34, C-42, C-44, C-46, S-80, S-84, S-86, S-88, S-90 S-94	C-31 S-82 R-C
(14) Service Commercial	C-38, C-30, C-32, C-34, C-36, C-37, C-40, C-42, C-44, C-46, S-80, S-84, S-86, S-88, S-90, S-94	C-31 S-82

INDUSTRIAL DESIGNATIONS

As stated above, Santee has grown primarily as a suburban community with most residents commuting to work outside the area. This pattern is expected to continue except for some industrial expansion in the Gillespie Field-Santee Industrial complex.

The Industrial Designations provide locations for manufacturing, industrial, wholesaling, and warehousing uses based on the potential nuisance characteristics or impacts of a use. The two Industrial Designations are:

(15) Limited Impact Industrial

- This designation provides for manufacturing and industrial uses which exhibit few or low nuisance characteristics. All uses, with minor exceptions, are conducted entirely within enclosed buildings. This designation is consistent with all categories of the Regional Land Use Element.

(16) General Impact Industrial

- This designation provides for uses exhibiting moderate to severe nuisance characteristics. Typically, large sites are required with direct access to major roads, railroads, and other transportation modes. This designation is consistent with all categories of the Regional Land Use Element except Country Town.

INDUSTRIAL DESIGNATIONS AND USE REGULATIONS

DESIGNATION	USE REGULATIONS	
	Consistent	Special Circumstances
(15) Limited Impact	M-50, M-52, S-80, S-86, S-88, S-90, S-94	C-44 S-82
(16) General Impact	C-38, M-50, M-52, M-58, M-54, S-80, S-86, S-88, S-90, S-94	C-44 S-82

Clean high income, growth industries some of which may be attracted by Santee's locational attributes and possibly some others by the market potential of San Diego County are encouraged to locate within this designation.

NON-URBAN RESIDENTIAL DESIGNATIONS

These designations provide for areas not intended to develop at urban densities. Urban improvement standards will not apply and urban level services will not be provided. Commercial uses may be permitted to serve the needs of the residents. There are two Non-Urban Residential Designations:

(17) Estate Residential

- This designation provides for minor agricultural and low density residential uses. Parcel sizes of two or four acres or larger are required depending on the following slope criteria:

Slope: -- 1 dwelling unit per 2 acres (gross) where the average slope does not exceed 25%.

-- 1 dwelling unit per 4 acres (gross) where the average slope is greater than 25%.

Clustering when located within the Estate Development Area category of the Regional Land Use Element is permitted within this designation. This designation is consistent with the Estate Development Area, Country Town, Environmentally Constrained Area, and Special Study Area Categories of the Regional Land Use Element.

(18) Multiple Rural Use

-- This designation is applied in areas with one or more of the following characteristics: not highly suited for intensive agriculture; rugged terrain; watershed; desert lands; lands susceptible to fires and erosion; lands which rely on groundwater for water supply; and other environmentally constrained areas. Parcel sizes of 4, 8, or 20 acres are required depending upon slope as follows, and the criteria established in the County Groundwater Policy which may require up to 40-acre parcels:

Slope: -- 1 dwelling unit per 4 acres (gross) where the average slope does not exceed 25%.

-- 1 dwelling unit per 8 acres (gross) where the average slope is greater than 25% and does not exceed 50%.

-- 1 dwelling unit per 20 acres (gross) where the average slope is greater than 50%.

Other than a single-family home on an existing lot, it is not intended that any development occur unless the proposed development has been carefully examined to assure that there will be no significant adverse environmental impacts, erosion and fire problems will be minimal, and no urban levels of service will be required.

Permitted parcel sizes are as specified above, provided that Health Department requirements for adequate immediate and long-term water supply and septic tank and leach fields can be met, provided that the criteria in the County Groundwater Policy can be met (which may require minimum parcel sizes of 40 acres), provided that when environmental analysis indicates that significant impacts could occur then larger parcel sizes will be required, and further provided that when zoning on the land requires a larger parcel size such larger parcel size shall prevail.

Clustering when located within the Estate Development Area category of the Regional Land Use Element is permitted within this designation. This designation is consistent with the Estate and Rural Development Area, Country Town, Environmentally Constrained Area, and Special Study Area Categories of the Regional Land Use Element.

NON-URBAN RESIDENTIAL DESIGNATIONS AND USE REGULATIONS

USE REGULATIONS

DESIGNATION	Consistent	Special Circumstances
(17) Estate Residential	A-70, A-72, R-R S-80, S-88, S-90, S-92 S-94	R-R0, R-C, C-36 C-40, C-44, S-82, S-86
(18) Multiple Rural Use	R-R A-70, A-72 S-80, S-88, S-90, S-92, S-94	R-R0, R-C, C-36 C-40, C-44, M-50, M-52 S-82, S-86

AGRICULTURAL DESIGNATIONS

These designations promote agricultural use as the principal and dominant use. Uses that are supportive of agriculture or compatible with agricultural uses are also permitted. Lot sizes and overall population density will vary based on the suitability of the individual parcels for various crops or agricultural products. No uses should be permitted that would have a serious adverse effect on agricultural production including food and fibre production, horticulture, floriculture, or animal husbandry. There are two Agricultural Designations:

(19) Intensive Agriculture

-- This designation promotes a variety of agricultural uses including minor commercial, industrial, and public facility uses appropriate to agricultural operations or supportive of the agricultural population.

-- This designation permits 2, 4, and 8 acre parcels under the following circumstances.

One dwelling unit per 2 acres (gross) when the following finding is made:

- at least 80 percent of the land does not exceed 25 percent slope; and
- the land is planted, and has been planted, for at least the previous one-year period, in one or more of the following commercial crops as defined by the U.S. Department of Agriculture Soil Survey, San Diego Area (1973) - avocados, flowers, tomatoes, and specialty crops; and
- a continuing supply of irrigation water is available to the land; and
- the land has access to a publicly maintained road without the necessity of a significant amount of grading; and
- two acre parcels on the land will not have a significant adverse environmental impact which cannot be mitigated.

One dwelling unit per 4 acres (gross) where the average slope of the land does not exceed 25 percent and the above finding cannot be made.

One dwelling unit per 8 acres (gross) where the average slope of the land is greater than 25 percent.

- In connection with commercial, industrial, public facility, public utility, electronic installations, and other specialized uses, a smaller parcel size may be permitted, provided on-site sewage disposal, zoning, and other site development requirements can be met.
- This designation is consistent with all categories of the Regional Land Use Element.

(20) Agricultural Preserves

- This designation permits the following:

For lands under contract, permitted uses and parcel sizes shall be as specified by the contract.

For lands within the preserve boundaries but not under contract, uses and parcel sizes shall be determined by the Use Regulation. This designation is consistent with all categories of the Regional Land Use Element.

AGRICULTURAL DESIGNATIONS AND USE REGULATIONS

U S E R E G U L A T I O N S

DESIGNATION	Consistent	Special Circumstances
(19) Intensive Agriculture	A-70, A-72 S-80, S-88, S-90, S-94	R-C S-82, S-86
(20) Agricultural Preserve	A-70, A-72 S-80, S-88, S-90, S-94	S-82, S-86

SPECIAL PURPOSE DESIGNATIONS

(21) Specific Planning Area

- This designation is used where a specific plan has been adopted or must be adopted prior to development. Land within this designation typically has environmental constraints or unique land use concerns which require special land use and/or design controls. The overall density permitted in a Specific Planning Area shall be designated on the Community or Subregional Plan map. This designation may be consistent with all categories of the Regional Land Use Element.

(22) Public/Semi-Public Lands

- This designation indicates lands generally owned by public agencies. This designation includes military bases; Indian reservations; cemeteries; institutions; public parks including Regional Parks; County airports; and other public and semi-public ownership. Any proposal for private development within this designation will be reviewed by the appropriate agency to

assure that there will be minimum adverse effect on that agency's property or plans for that property.

For areas in private ownership, lot sizes shall be determined by the following criteria and standards.

- 1 dwelling unit per 4 acres (gross) where the average slope does not exceed 25% and each parcel has frontage on a publicly maintained road.
- 1 dwelling unit per 8 acres (gross) where the average slope is greater than 25% and does not exceed 50%.
- 1 dwelling unit per 20 acres (gross) where the average slope is greater than 50%.

This designation is consistent with all categories of the Regional Land Use Element.

(23) National Forest and State Parks

- This designation indicates the planned boundaries and major land holdings of the Cleveland National Forest, Cuyamaca Rancho State Park, and Anza-Borrego State Park. It is the intent of this designation that the appropriate governmental agency will be notified prior to the approval of any proposal by a property owner to use or develop any land within this Land Use Designation. Under California Code Section 884, a reasonable period of time will be given for the appropriate public agency to respond to such notice.

For areas in private ownership, lot sizes shall be determined by the following criteria and standards:

- 1 dwelling unit per 4 acres (gross) where the average slope does not exceed 25% and each parcel has frontage on a publicly maintained road, or a road which connects to a public road; has a 40-foot minimum right-of-way and meets large-lot subdivision standards for improvements and geometrics.
- 1 dwelling unit per 8 acres (gross) where the average slope is greater than 25% and does not exceed 50%.
- 1 dwelling unit per 20 acres (gross) where the average slope is greater than 50%.

This designation is consistent with all categories of the Regional Land Use Element.

(24) Impact Sensitive

- This designation is applied to areas considered unsuitable for urban

development for reasons of public safety or environmental sensitivity. Large lot residential parcels, agricultural pursuits, limited recreational uses, mineral extraction, or greenbelts connecting permanent open space areas may be compatible with this designation. This designation includes:

- environmentally sensitive characteristics such as floodplains, waterbodies, lagoons, marshes, wetlands, steep slopes, vegetation and wildlife habitat, heavy timber, mineral extraction, watershed and desert, and
- safety impact considerations such as floodways, faults, and landslide potential.

Parcel sizes of 4, 8, 20, and 40 acres or larger are required depending on the following criteria:

	Not exceed 25%	Greater than 25% Not exceed 50%	Greater than 50%
Slope			
Environmentally sensitive	4 acres	8 acres	20 acres
Safety impact	8 acres	20 acres	40 acres

This designation is consistent with all categories of the Regional Land Use Element.

Floodways have been delineated as Impact Sensitive on the plan map. This designation has also been applied to areas such as natural drainage channels, flood hazard areas, airport approach zones, and other areas that should be left open as a greenbelt system to be utilized for parks, trails, scenic drives, parkways, etc. and for the protection of steep slopes. It is not intended that open space should be the only use permitted on any one parcel of land but, rather, the designation is intended to allow limited development under very special circumstances so long as an overall open atmosphere to the community is retained. Land in this category can also be reserved for recreational pursuits not normally provided by public agencies but still necessary for a balanced community recreation program.

(25) Extractive

This designation is applied only to areas containing economically or potentially economically extractable mineral resources. The designation promotes extraction as the principal and dominant use. Uses other than extraction and processing of mineral resources are allowed only when they will not interfere with present or future extraction. Uses such as processing, agriculture and open space which are supportive of, or compatible with, mining are also allowed.

Within this designation parcels may not be subdivided to lots smaller than 20 gross acres. However, this limitation:

1. Does not apply to portions of parcels outside of the Extractive designation.

2. Does not preclude extraction operations on existing parcels smaller than 20 gross acres.

This designation is consistent with all categories of the Regional Land Use Element.

The Extractive land use designation is an overlay designation. It is intended to be temporary in that the County will initiate a General Plan amendment to remove the extractive designation once extraction and rehabilitation is complete. It is intended that the land use would, through such General Plan Amendment, be re-designated to the underlying designation. Such General Plan Amendment and re-designation may be adopted for portions of individual properties in order to accommodate phased rehabilitation and new uses.

The underlying land use will continue to be shown on General Plan maps but will have no regulatory effect while the extractive designation exists.

SPECIAL PURPOSE DESIGNATIONS AND USE REGULATIONS

U S E R E G U L A T I O N S

DESIGNATION	Consistent	Special Circumstance
(21) Specific Planning Area	Consistent with all Use Regulations	---
(22) Public/Semi-Public Lands	Consistent with all Use Regulations	---
(23) National Forest/State Parks	R-R A-70 S-80, S-88, S-90, S-92 S-94	R-C, C-44 A-72 S-82, S-86
(24) Impact Sensitive	R-R A-70 S-80, S-88, S-90, S-92 S-94	A-72 S-82, S-86
(25) Extractive	A-70, A-72 S-80, S-82, S-90, S-92 S-94	C-37, C-38, C-40 C-42, C-44, C-46 M-50, M-52, M-54, M-58 S-86

SPECIAL AREA OVERLAYS

Where some unique physical, legal, or resource situation exists, a Special Area Overlay shall be used on the appropriate land use map. This overlay designation shall: 1) indicate that the underlying designation is modified in some limiting way as to permitted use and/or to permitted density; 2) define conditions in addition to those normally used in order to attain the underlying use and density.

These overlays are applied to lands which have some unique characteristics which might indicate an implementing Use Regulation other than the primary Use Regulation is appropriate. These overlays are:

SCENIC (S)

- This overlay applies to areas of high scenic value both to assure exclusion of incompatible uses and structures and to preserve and enhance the scenic value. This will be implemented primarily through the Scenic Area Regulations of The Zoning Ordinance (Section 5200).

RESOURCE CONSERVATION AREAS (RCA)

- This overlay identifies lands requiring special attention in order to conserve resources in a manner best satisfying public and private objectives. The appropriate implementation actions will vary depending upon the conservation objectives of each resource but may include: public acquisition, establishment of open space easements, application of special land use controls such as cluster zoning, large lot zoning, scenic or natural resource preservation overlay zones, or by incorporating special design considerations into subdivision maps or special use permits. Resource Conservation Areas shall include but are not limited to groundwater problem areas, coastal wetlands, native wildlife habitats, construction quality sand areas, littoral sand areas, astronomical dark sky areas, unique geologic formations, and significant archaeological and historical sites.

Within Resource Conservation Areas, County departments and other public agencies shall give careful consideration and special environmental analysis to all projects which they intend to carry out, propose, or approve, and shall select those conservation actions most appropriate to the project and consistent with the intent of this overlay designation.

DISTRICT PRESERVATION (DP)

- The purpose of this overlay is to preserve the historic, cultural, and architectural resource values of designated districts by encouraging compatible uses and architectural design. This will be implemented primarily through the District Preservation Area Regulations of The Zoning Ordinance (Section 5700).

FANITA RANCH

Fanita Ranch is located north of the San Diego River and consists of approximately 2,500 acres in one ownership. Due to its special significance to the Santee Community, as the largest single ownership to be developed in the Plan Area, the following policies shall apply:

1. Retain and respect the present proposed land uses of the Santee Community Plan.
2. In lieu of imposing a Future Urban Development Area line through the Fanita Ranch, the entire Fanita Ranch shall remain in the

Current Urban Development Area provided, however, that before January 1, 1985, no development exceeding 1,922 dwelling units shall be approved without amendment to the Santee Community Plan.

3. No leapfrogging shall be permitted within the Fanita Ranch. No tentative map shall be approved unless it is contiguous to property previously subdivided or approved for subdivision so that development may proceed in an orderly fashion with an orderly extension of utilities.

ZONING MATRIX

The Government Code Section 65860 requires that The County Zoning Ordinance must be compatible with the objectives, policies, and general land uses and programs specified in the adopted General Plan. The following matrix shows the Use Regulations which are compatible with the Plan. All Use Regulations have reference to The San Diego County Zoning Ordinance No. 5281 (New Series). In each Land Use Designation, a number of zones may be suitable to meet the intent of the Plan.

COMPATIBILITY MATRIX¹

DEGREE OF COMPATIBILITY:

- CONSISTENT WITH REGIONAL CATEGORY
- * CONSISTENT USE REGULATION
- SPECIAL CIRCUMSTANCES

REGIONAL CATEGORIES ²						LAND USE DESIGNATIONS ³	USE REGULATIONS ⁴																																		
CURRENT AND FUTURE URBAN	ESTATE	RURAL	COUNTRY TOWN	ENVIRONMENTALLY CON- STRAINED	SPECIAL STUDY AREAS		RESIDENTIAL						COMMERCIAL								INDUSTRIAL			AGR.	SPECIAL																
							R-S	R-D	R-M	R-V	R-U	R-RO	R-R	R-C	C-30	C-31	C-32	C-34	C-36	C-37	C-38	C-40	C-42	C-44	C-46	M-50	M-52	M-54	M-58	A-70	A-72	S-80	S-82	S-86	S-87	S-88	S-90	S-92	S-94		
						URBAN RESIDENTIAL																																			
■			■			1 10DU 1,2 & 4Ac (5)	*	*	○	○	○	*	*	○																○	○	*	○	○		*	*	○	*		
■			■			2 1.0 DU/Ac	*	*	○	○	*	*	*	○																○	○	*	○	○		*	*	○	*		
■			■			3. 2.0 DU/Ac (6)	*	*	○	○	*	*	*	○																○	○	*	○	○		*	*	○	*		
■			■			4. 2.9 DU/Ac (6)	*	*	*	*	*	*		○																○	○	*	○	○		*	*	○	*		
■			■			5. 4.3 DU/Ac. (6)	*	*	*	*	*	*		○																○	○	*	○	○		*	*	○	*		
■			■			6. 7.3 DU/Ac. (6)	*	*	*	*	*	*		○																○	○	*	○	○		*	*	○	*		
■			■			7. 10.9 DU/Ac. (6)	*	*	*	*	*	*		○																○	○	*	○	○		*	*	○	*		
■			■			8. 14.5 DU/Ac. (6)	○	*	*	*	*	*		○																○	○	*	○	○		*	*	○	*		
■			■			9. 29.0 DU/Ac (6)	○	*	*	*	*	*		○																○	○	*	○	○		*	*	○	*		
■			■			10. 40.0 DU/Ac.	○	*	*	*	*	*		○																○	○	*	○	○		*	*	○	*		
						COMMERCIAL																																			
■			■			11. OFFICE PROFESSIONAL									○	*	*								*								*	○	*		*	*	*		
■	■	■	■			12. NEIGHBORHOOD (14)									○	*	○	*															*	○	*		*	*	*		
■			■			13 GENERAL (14)									○	*	○	*	*	*			*	*	*								*	○	*		*	*	*		
■	■	■	■			14. SERVICE									*	○	*	*	*	*	*	*	*	*	*							*	○	*		*	*	*			
						INDUSTRIAL																																			
■	■	■	■			15. LIMITED IMPACT																	○		*	*						*	○	*		*	*	*			
■	■	■	■			16. GENERAL IMPACT															*		○		*	*	*	*				*	○	*		*	*	*			
						NON-URBAN RESIDENTIAL																																			
■	■		■			17 ESTATE 1 DU/2 & 4 Ac. (15)						○	*	○					○		○	○								*	*	*	○	○		*	*	*	*		
■	■	■	■			18 MULTIPLE RURAL USE 1 DU/4, 8, 20 & 40 Ac (15)						○	*	○					○		○	○		○	○		○	○		*	*	*	○	○		*	*	*	*		
						AGRICULTURAL																																			
■	■	■	■			19 INTENSIVE 1 DU/2, 4 & 8 Ac.								○																		*	*	*	○	○		*	*	*	
■	■	■	■			20 PRESERVES 1 DU/8 Ac.																										*	*	*	○	○		*	*	*	
						SPECIAL PURPOSE																																			
■	■	■	■			21 SPECIFIC PLAN AREA	ALL USE REGULATIONS MAY BE CONSISTENT WITH THIS LAND USE DESIGNATION																																		
■	■	■	■			22. PUBLIC/SEMI-PUBLIC	ALL USE REGULATIONS MAY BE CONSISTENT WITH THIS LAND USE DESIGNATION																																		
■	■	■	■			NATIONAL FOREST & STATE PARKS 1 DU/4, 8 & 20 Ac						*	○										○							*	○	*	○	○		*	*	*	*		
■	■	■	■			24. IMPACT SENSITIVE 1 DU/4, 8, 20 & 40 Ac.						*																		*	○	*	○	○		*	*	*	*		
■	■	■	■			25. EXTRACTIVE 1 D.U./20 Ac.																	○	○	○	○	○	○	○	*	*	*	*	*	*		*	*	*		

NOTES:

- The Land Use Element text describes in detail each regional category and land use designation. Use regulations are explained in the County Zoning Ordinance. Consistency with the Land Use Element shall be determined by reviewing both the Matrix and the Goals and Policies of the Land Use Element.
- See Regional Land Use Element Map.
- See the Community and Subregional Plan Maps. The densities specified on the Matrix are maximum permitted densities.
- See the County Zoning Ordinance.
- Refer to Policy 2.1 of the Land Use Element text for the application of this designation.
- Twenty percent (20%) density bonuses are available in this designation for those projects qualifying under the Inclusionary Housing Policy. Refer to Policy 2.1 of the Land Use Element text for maximum permitted density.
- The density permitted by the Use Regulation shall not exceed the maximum density specified by the Land Use Designation.
- Existing (as of January 3, 1979) fully subdivided and fully developed uses may be classified to a use regulation consistent with that use (Policy 3.5 of the Land Use Element).
- Special Purpose Overlays may be applied over any of the 24 Land Use Designations. These overlays shall serve to modify and/or further

restrict the underlying land use designation (Policy 2.7 of the Land Use Element).

- The S-87 use regulation is not consistent with any of the Land Use Designations. It is intended to provide limited controls on the use of property pending specific studies to enable reclassification of said area in conformance with the adopted Community or Subregional Plan Maps.
- To determine consistency in those Community and Subregional Plan Areas where public hearings have not been held to achieve consistency with the Regional Land Use Element, the Land Use Designations on the Community and Subregional Plan Maps shall take precedence over the Regional Categories (Policy 3.2 of the Land Use Element).
- Existing Private Development Plans, Specific Plans and Applications to expand the boundaries of same may conflict with the categories of the Regional Land Use Element. To determine consistency in these cases, the findings as stated in Policy 3.4 of the Land Use Element must be made by either the Planning Commission or Board of Supervisors prior to project level approval.
- Within Country Towns where commercial uses are not specifically designated on the Community or Subregional Plan Maps, commercial uses/use regulations may be consistent with this designation if these uses primarily serve the local population. This does not apply to those lands in Country Towns where commercial is designated on the plan map.

If these uses/use regulations primarily serve the need of the automobile associated traveler, they shall be adjacent to freeway interchanges or in areas with convenient access to freeways or highways. If these uses/use regulations primarily serve the need of the local population, they shall be proposed at a scale and intensity consistent with the surrounding area.

- Until public hearings are held to determine appropriateness of areas designated #12 and #13 based on the new (as of January 3, 1979) definitions of these designations, this regulation is deemed consistent wherever already applied (as of January 3, 1979).
- Clustering when located within the Estate Development area category of the Land Use Element (Policy 1.3, pg 117) is permitted within this designation.
- The Extractive land use designation is an extractive design which takes precedence over underlying designations. Upon completion of mining and rehabilitation, the underlying designations automatically apply.

CHAPTER 4

PUBLIC SERVICES AND FACILITIES

RECREATION ELEMENT

The Parks and Recreation, Open Space, and Community Beautification Goals of the Santee Citizens' Planning Committee are based on the premise that there is a public responsibility to encourage both public and private recreational facilities. Land uses adjacent to parks should be regulated to insure compatibility with the parks.

In the public sector Santee Lakes, a unique water reclamation project, is located in an attractive setting utilizing 54 acres of water and 33 acres of land. The District is encouraged to continue and expand the use of these lakes for recreational purposes.

Santee encourages the County's policy of leasing County owned property to private or public lessees for public recreational purposes, such as golf courses, Little League fields, etc.

There are 16 potential park sites designated on the Map. Wherever possible these parks are to be adjacent to schools so that joint use of park lands and school grounds is strongly urged to make school grounds available for recreational purposes both before and after school hours, on weekends, and during vacations. In this way the residents of Santee will enjoy adequate local recreational facilities at the lowest possible cost to the taxpayer.

In general, flood plains and canyons should be retained as open space, with their recreational potential developed to the fullest extent possible. Similarly, utility rights of way and all other public lands should also be utilized to their maximum recreational potential and the County should employ all possible methods for assuring coordination of such utilization. In addition, every attempt should be made to retain and maintain all trees in the Santee area and to improve and expand landscaping and tree plantings wherever possible.

CONSERVATION ELEMENT

Implementation of the Recreation and Open Space Elements of this Plan is probably the most important method for conserving, developing, and utilizing all the natural resources of the community, including water, woods, soils, streams, fish and wildlife, minerals and other natural resources.

Since open space, including the natural vegetation and hills, and sand and gravel deposits found in the San Diego River, is the most important natural resource that Santee has, measures to conserve and enhance these aspects of the environment are woven into all other elements and implementation phases of this Plan. This is true of the Open Space Element itself, and is further reflected in the open space requirements in the residential and commercial land use designations.

The preservation of open space and the control of development will benefit all other natural resources mentioned above. Implementation of the parks and recreation goals will also aid in the conservation of open space resources. The Santee Citizens' Planning Committee will continue to support all applicable plans and regulations of a county, regional, or state-wide scope that deal with these conservation goals.

Scenic

Aesthetic and scenic considerations are inherent in all facets of the Santee Plan. Their preservation is intended to have top priority in the processing of every proposed development. Restoration should also have top priority anywhere that a natural resource or scenic value has been allowed to deteriorate.

Water

Water is a valuable commodity in Santee. The value attached to it by the community is reflected in the Santee lakes project which is a unique pioneering water reclamation effort. In reclaiming water to be reused by the community, the Santee lakes also provide open space, outdoor recreation, and fish stocking programs.

The basic flood control goal is flood prevention in a manner that maintains the beauty of natural streams wherever economically feasible. Since flood plains are to be left open, outdoor recreation, open space, and soil conservation will all be enhanced, thus providing multiple uses for flood plain areas.

Soil

Soil erosion is a factor to be considered in all future development, especially on hillsides, and construction should be allowed only in areas where soils and topography are suitable. Very steep slopes should be left open in order to prevent soil erosion and to protect the ground cover.

Minerals

Rock, sand, and gravel extraction, while permitted, should be controlled to avoid the dangers of soil erosion, destruction of scenic values and premature depletion. Permanent uses of other types that would preclude their extraction when they are needed should not be permitted to locate over these valuable resources.

PUBLIC FACILITIES ELEMENT

One of the more important reasons for many of the land use decisions discussed above is to achieve a high level of economy and efficiency in the provision of public facilities, utilities, and services. Since most of these are financed by the taxpayers, the motivation behind this reasoning is obvious. However, there is more to economy and efficiency than the mere savings of a few pennies, or even many dollars. In general, it may be said that the Santee Citizens' Planning Committee and, indeed, the entire citizenry, desire a high quality of facilities, services, and amenities at a reasonable cost. The Santee citizens recognize that they will be required to pay their fair share of these costs.

The active participation of the entire community in the preparation of this Plan has provided many opportunities for the citizens themselves to have a voice in the future of their community and to express graphically on the map and in the words of this text what they expect in return for their volunteer services of the past and the expenditures of their tax money in the future.

To this end, committee members and County staff have held many meetings with concerned special districts and public agencies as well as with private utilities. The contents of the following sections are based on these multi-lateral exchanges of ideas and information. The plans, policies, and procedures of the special districts, public utilities, and public agencies were studied and brought into harmony with the community's adopted goals wherever possible.

Schools and Education

Generally accepted planning principles were followed in projecting the demand for school facilities. Continued early selection and acquisition of school sites are encouraged to assure the proper location of elementary and high schools adequate in size and reasonable in public cost.

Elementary Schools

Existing Kindergarten through 8th grade (K-8) school sites are well located with the exception of the Santee School situated on Mission Gorge Road. This site is poorly located since a portion of the school is under the Gillespie Field north-south approach zone and will also face on a four lane street after Mission Gorge Road is widened. Inasmuch as such situations are hazardous to students, the Santee K-8 school should be relocated on a more suitable site. The School District sees some financial problems with immediate implementation of this goal, but concurs that this long term Plan should show a safer location.

All new schools should be located to permit safe and direct access for the maximum number of students, and walkways should be situated so as to preclude the necessity of students having to cross heavily traveled roadways.

There are currently nine K-8 schools in the Santee School District. One additional K-8 school is scheduled to open in September, 1973 and one other site has been acquired for a K-8 school.

Long term planning to implement the Santee Plan will require acquisition of five more sites for a total of 16 sites that will be needed to serve a minimum population of 50,000. All the existing K-8 schools and playgrounds are on sites ranging in size from 11 to 17 acres. The four new sites, and the site for the proposed relocation of the Santee K-8 school, have been indicated in a generalized manner on the Map and it is intended that approximately twelve acres should be purchased for each new site.

High Schools

At present, Santana High School is the only high school located in Santee. This high school has over 2,500 students and is located in the eastern section of the community. An enrollment of 3,000 is projected for the school year 1975-76 and gradual but steady increases thereafter. The school is on double sessions which will remain in force until additional construction and/or significant boundary changes take place. A new high school is scheduled to be opened

by the Grossmont Union High School District in 1978 on an acquired site in the south-eastern corner of the old Camp Elliott property, immediately adjacent to Santee. Although this site is actually within the City of San Diego, it will serve parts of Santee. This will give Santee residents two high schools; Santana to serve the eastern section of the community and the new high school which will serve the western section. The average high school enrollment is considered to be approximately 8% of the population. Based on this percentage, two high schools of 2,500 students each would be sufficient for a population of only 50,000.

Other Community Facilities

Other public facilities required to serve the needs of Santee include fire stations, water and sewer facilities, a library, a civic center, and a hospital.

Fire

Santee will need one more fire station in addition to the existing station on Carlton Hills Boulevard and the new station on Cottonwood Avenue. The additional site will be needed in the northern part of the community near the abandoned rock quarry at a location where future Cuyamaca Street is designated to cross the dike leading into the lower valley to the north. Ultimately, these three stations will serve the community adequately.

Water

The Board of Directors of the Santee County Water District has reviewed the Santee Community Plan and found it in general agreement with District plans and projections. The Helix Irrigation District has also gone on record as foreseeing no service problems as a result of the Santee Plan.

Sewer

The existing sewage treatment plant should be capable of expanding to serve a population of 100,000. It is the intent of this plan to make possible and encourage utilization of the existing sewer mains and facilities to their maximum capacity prior to constructing expensive new major facilities.

Civic Center

Santee does not currently have a civic center - a basic public facility for any community. Providing a community civic and cultural center large enough to accommodate community meetings and social activities, and with provision for smaller meetings and events, is therefore one of the goals. The site shown on the Plan Map would fulfill this need and also provide a further sense of community identity. A new library site in Santee has a high County priority, and the Santee Plan Map indicates that a logical location for this library is adjacent to the proposed civic center.

Hospital

Santee is in the Grossmont Hospital District. There is no general hospital in Santee at present and the District has no current plans to build such a facility. The community goals call for a community hospital, either by utilizing the Grossmont Hospital District or by private enterprise. However, actual construction of a hospital is recommended only when warranted by the population of the community and surrounding areas. When such a facility is warranted, it should be located close to the center of population and should have good accessibility. It should be located in an area designated for Residential High Density, General Commercial, or Neighborhood Commercial on the Map and should be within twenty minutes travel time of all the urban areas it will serve.

CIRCULATION ELEMENT

The overall transportation goal, which is basic to the attainment of all other goals, is the development of a system of local roads and freeway routes that will help to beautify the community and that will meet present and projected traffic and circulation needs. A public mass rapid transportation system connecting Santee to neighboring communities and to the region as a whole should be considered in any regional system proposed in the future.

It is recommended that State Route 52, as shown on the Map, be officially adopted. It would serve the interest of the community better than the other alternatives studied because it would disrupt as few homes as possible, and it would serve as the south bank of the San Diego River Flood Channel, thus saving considerable tax money.

The location of State Route 125 is established by a freeway agreement between San Diego County and the State of California. All freeways serving Santee should be officially designated as Scenic Routes as soon as practicable.

Present problems of street access are acute in the areas north of the San Diego River Floodplain, but they will be at least partially alleviated by the scheduled extensions of Cuyamaca Street and Mast Boulevard. Adequate internal and external street access should be required in all subdivisions. All roads in Santee should be upgraded to full urban standards.

Street improvements are in two classes, the first being the select road system which is maintained by the County through State gas tax monies. The Public Works Agency of the County will budget sufficient money to be spent during the next six years for major construction projects on the following Santee Roads: Magnolia Avenue, Mast Boulevard, Mission Gorge Road, and Cuyamaca Street. This class of improvement is contained in a 6-year Highway Program which is subject to constant review.

The second class of street improvement is the local street system which is neither part of the select system nor of the Circulation Element of the County General Plan.

Most local streets come into being as a result of the requirements of the County's subdivision ordinance. In areas that have developed outside the subdivision regulation, 1911 or 1913 Improvement Acts can be used to construct streets. In either case, original construction costs are assessed to benefiting properties.

This Plan recommends that construction for any new use or any new structure be allowed only on dedicated streets, and that such streets be built in accordance with the highest urban standards. Responsibility for maintenance of these streets will then be accepted by the County. Maintenance of existing streets that have not been accepted by the County can be financed through Road Improvement districts, which are formed through the initiative of private citizens. The increase in population and residential construction during the next twenty years will greatly increase the street mileage to be maintained at public expense.

CHAPTER 5

IMPLEMENTATION

CAPITAL IMPROVEMENTS

Not only should implementation of the Plan influence future rezoning activity in Santee, it should also affect public works expenditures by the various county agencies and special districts operating within the planning area's boundaries. It is hoped that the meetings with these agencies as described above have paved the way for the future cooperation necessary to assure maximum return on every tax dollar spent.

Schools

Santee is served in whole or in part by the Santee School District, the Cajon Valley Union School District, the Grossmont Union High School District, and the Grossmont Community College. These institutions are responsible for their own site acquisition, building construction, and personnel staffing for which they do their own capital improvements programming. The Santee Plan provides data and makes forecasts that will be helpful in converting these programs into reality in accordance with community goals and the wishes of the citizenry. All school districts have reviewed the Plan and have assisted in selecting the general site locations shown on the map.

Fire Stations

The Santee Fire Protection District has recently erected a new \$350,000 station on Cottonwood Avenue.

Additional funds will have to be budgeted for the third site proposed on the northward extension of Cuyamaca Street, for new and replacement equipment, and for more trained firefighters.

Community Civic and Cultural Center

The proposed site for a community civic and cultural center is on land already owned by the County. The same is true of the library site. Simultaneous construction of these buildings would provide the taxpayers substantial tax saving. An appropriate budget scheme should be worked out in the immediate future through a joint effort of County agencies and the citizens' committee. The County has definitive plans for a new library building in Santee which will be at least quadruple the size of the present facility.

Parks and Recreation

Santee has great potential and need for public and private parks and recreational facilities. The Plan calls for sixteen neighborhood parks which are to be adjacent to and operated in conjunction with elementary schools to the maximum extent feasible. Neighborhood parks should have a service ratio of 1/4 mile and should serve a population of 2,000 to 5,000. Their size should be between four and ten acres.

First priority, however, is the purchase, lease, or acquisition by other means, of sufficient vacant land to provide two or more community parks. These should be on land served by major or collector streets, from 15-25 acres in size, and capable of serving 10,000 to 25,000 people. Ideally they should have a natural slope that does not exceed 10% and should be situated so that riding and hiking trails can connect them together by means of freeway underpasses, if necessary.

The funding for all this has not yet come completely into view, therefore the County should aggressively seek all available Federal and State financial sources. This Plan is an endorsement of the efforts by the County to assure County involvement in local park problems including a local park master planning program for the entire region.

As a part of the implementation program, a detailed master plan for each of the parks shown on the Santee Plan should be prepared. These plans should include precise park locations and appraised value of the land and improvements. After the plans have been approved, elections may be held to determine the method of financing and to approve a priority schedule for site acquisition and park development.

The Santee County Water District's Financial Plan Budget for 1972-73 calls for parks and recreation expenditures of \$307,381. Further study needs to be made to determine the possibility of matching some of these funds with funds from other levels of government for additional recreational purposes.

During the implementation phase of this Plan, the Santee Citizens' Planning Committee intends to continue to cooperate with government districts and agencies, such as the Santee Water District, the Flood Control District, and the various school districts, in assuring the acquisition, development and maintenance of as fine a recreation program as the community can afford.

Flood Control

There is a public responsibility to protect life and property by controlling development in lands subject to inundation. In order to accomplish this in Santee, the Citizens' Planning Committee proposes a reexamination of the Forester Creek General Plan for Flood Control Improvements for which the County and the Flood Control District propose to expend \$500,000 over a three year period. The Committee endorses the \$100,000 flood control study of the Upper San Diego River and its implementation at the earliest possible date.

Until such time as these plans and studies are translated into actual flood control projects, the Committee recommends judicious application of the Flood Plain and Flood Channel Overlay Zones to provide land use regulations in undeveloped areas on properties situated in the flood plains of rivers, creeks, streams, and watercourses. These zones permit the type of controls on development called for in Santee's goals.

A developer should be allowed to build in the flood plain if he can satisfy the requirements of the Flood Plain Zone, and if the underlying zone is made to conform to this Community Plan.

The Executive Board has adopted a formal resolution that the San Diego River flood channel shall be not less than 800 feet in width except a narrowing to 500 feet at bridge crossings if feasible and advisable from an economic and engineering standpoint. It is believed that this recommendation on the San Diego River Flood Plain meets the following criteria.

It is wide enough to make some land available for urban development rather than lying idle.

It avoids deep concrete channels except at road crossings.

It can be planted and maintained to assure its attractiveness and will be available for riding and hiking, private and public recreation, underground water storage, and controlled sand and gravel extraction and agricultural uses where appropriate.

Wherever major urban development has already taken place, the Flood Channel Zone, which permits construction of flood control structures adequate to protect life and property, should be applied. Otherwise, the citizens of Santee expect all flood channel plans and projects to conform to the adopted goals and criteria of the Santee Plan.

SPECIFIC RECOMMENDATIONS

Recommendations to the County of San Diego:

1. The County should amend the Zoning Ordinance to establish a Planned Commercial Zone, placing emphasis on standards of development rather than uses permitted. High mandatory standards should be established for off-street parking, underground utilities, sign control, landscaping, and other amenities. Undeveloped commercially designated land should be placed in this zone as soon as possible so that compliance with these high standards would be assured.
2. The County should explore the legality of amending the Zoning Ordinance with reference to gasoline service stations to require a special use permit, which should be issued only after surveys of population and traffic volume have verified the need for the station at the requested location.
3. The County should prohibit or regulate all lot split development for urban uses.
4. The County should encourage, by ordinance amendment if necessary, variations in setback requirements so as to avoid monotony in subdivision development.
5. The County should consider revisions to the grading ordinance that would better protect the natural environment without imposing prohibitive increases in housing costs.
6. The County should adopt regulations requiring all open storage areas to be fenced, walled, and/or landscaped to prevent the unsightly appearance of these types of enterprises from detracting from the neighborhood and adjacent properties.
7. Prior to the issuance of special use permits for temporary signs or real estate billboards, the County should require appropriate performance bonds to assure removal at the expiration dates specified in the permits.

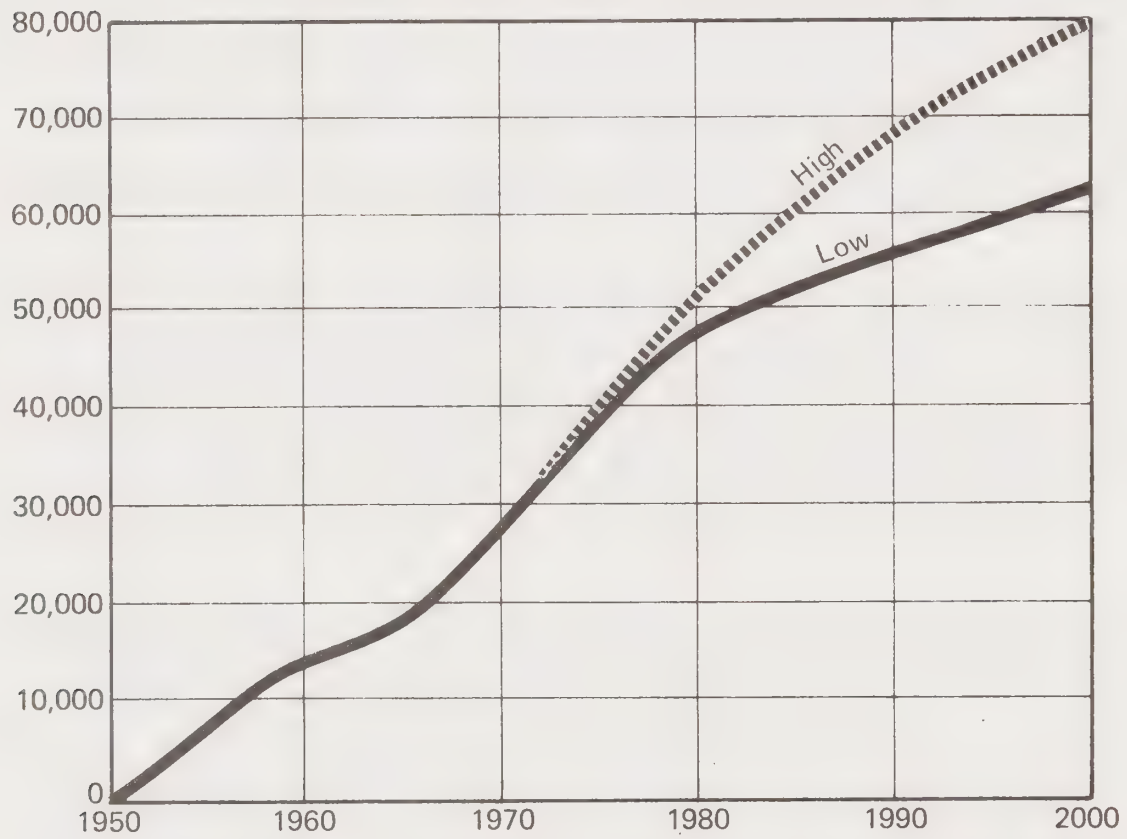
8. In disposing of surplus land in Santee, the County should give first priority to the needs of the community for park and school sites and a minimum 10 acre site for a Community Civic and Cultural Center. The community expects to pay its fair share of the cost of any surplus land which is acquired solely for Santee residents.
9. The County should not dispose of any surplus property except in accordance with precise development plans showing how each parcel is to be developed. This will insure quality development in accordance with Santee's goals.
10. The County should give high priority to the extension of Mast Boulevard from its present western terminus, in a southerly and westerly direction, to connect with Mission Gorge Road. In order to facilitate vehicular access across the San Diego River, and to relieve present bottleneck conditions, the proposed Cuyamaca Street bridge should be the first built over the San Diego River Flood Plain in Santee.
11. The County should initiate action to designate State Routes 125 and 52 as scenic routes as soon as feasible.
12. The County and the Flood Control District should ensure that the flood control plan for the San Diego River utilizes the natural flood plain, in conformance with this Plan. The Flood Plain Overlay Zone should be applied in the flood plain as soon as possible, and the underlying zones in the flood plain should be reclassified as necessary to conform to the Plan.
13. The role of the citizens' planning group is to review and make recommendations on proposed plan amendments and major public and private actions designed to implement the plan, and as further outlined in Policy I-1.
14. The Santee community recommends that the County expedite the undergrounding of public utilities and give serious consideration to Santee's needs in the next listing of priorities for such undergroundings.
15. The community should establish a beautification committee to review and make recommendations to developers as to methods that could be used to improve the appearance of new and existing developments; specifically, to plant as many new trees as possible.
16. The community should initiate a continuing clean-up, paint-up, junk clearance campaign and support strong junk and anti-litter legislation with built-in enforcement procedures.
17. The community should initiate steps to assure additional swimming pools: at least one at the community center, one at Santana High School, and one at the proposed high school.
18. The community should initiate the formation of a County service area with authority over parks and recreation, swimming pools, and other community services with the basic intent to implement the goals of the Santee Community Plan.

19. The community should formulate its own ten-year capital improvements program with appropriate priorities in accordance with adopted goals for submission to the County for its consideration.
20. The community should support the County in landscaping all designated major and collector roads in the community, and this landscaping should be maintained with reclaimed water where feasible.
21. The community should support the County in upgrading all substandard roads to full County standards, utilizing the Improvement Act of 1911 and the Municipal Improvement Act of 1913, when necessary.

Recommendations to Special Districts;

22. The school district should promote maximum after-hours and vacation use of school grounds for recreational purposes.
23. The Santee County Water District is encouraged to expand recreational facilities at the Santee Lakes and other locations and extend the availability of reclaimed water for maximum use on public landscaped areas such as parkway medians, school grounds, and around public buildings.
24. All special districts should utilize the Plan as a basis for advance land acquisition and development.

Table 1 — SANTEE POPULATION PROJECTIONS



APPENDIX A

RESOURCE CONSERVATION AREAS

The following list and description of Santee Resource Conservation Areas refers to areas which were adopted as part of the county General Plan Conservation Element. The areas are identified on the Resource Conservation Areas map, a 1"=2 mi. scale map contained in the Conservation Element. A full description of the Resource Conservation Areas policies and programs is contained in Chapter 2 of the Conservation Element, pages X-12 through X-14.

SANTEE RESOURCE CONSERVATION AREAS

1. Sycamore Canyon - The Santee area contains a very small portion of this Resource Conservation area that is predominantly in the Lakeside community planning area. Resources in this area include the largest of the three known populations of the endangered Poway Mint (Monardella linoides ssp. viminea), the rare Chocolate lily (Fritillaria biflora) and the rare Haplopappus junceus. Riparian woodland, steep slopes and chaparral vegetation in this area serves as an excellent wildlife habitat.
2. Rattlesnake Mountain - This area is a scenic landmark for the entire El Cajon Valley, Santee and Lakeside areas. This Resource Conservation Area is designated to identify this scenic resource for future development by Specific Plan.
3. Santee Lakes Hills - Resources to be conserved in this area include what is possibly the largest, most dense population of the endangered Coast Barrel cactus (Ferocactus viridescens) that remains in the United States. Other rare plants in the area include the threatened (Dudleya variegata) and the rare Mesa clubmoss (Selaginella cinerascens), and the rare San Diego Sunflower (Viguiera laciniata).
4. Cowles - Fortuna Mountain - Resources to be conserved in this area include the scenic value of Cowles and Fortuna Mountains, their biological resources and the Riparian woodland that remains along the San Diego River.

APPENDIX B

REGIONAL POLICY 1: REGIONAL CATEGORIES

The following seven Regional Categories shall guide development within the unincorporated area of the County. These categories are delineated on the Regional Land Use Map.

The Current and Future Urban Development Area categories taken together constitute the Urban Development Area. The outer boundary of the Urban Development Area constitutes an Urban Limit Line on the Regional Land Use Map and the Community and Subregional Plan maps. Urban development will not occur outside the Urban Limit Line during the life of this plan.

1.1 CURRENT URBAN DEVELOPMENT AREA (CUDA)

The Current Urban Development Area includes those County lands to which near-term urban development should be directed.

- Commercial, industrial, and residential uses and densities will be those permitted by the applicable Land Use Designations on the Community or Subregional Plan maps.
- In areas planned for residential densities at or above 4.3 dwelling units per gross acre, development should approach the maximum densities permitted by the applicable Land Use Designations depicted on the Community or Subregional Plan maps.
- On residential lands achievement of overall densities of at least four (4) dwelling units per gross acre will be encouraged. (This figure is an average, and need not be met on all developable land. In some areas it may be appropriate to consider the densities of adjacent cities within the same housing market area. It is not the intent of this plan to force higher densities into the low-density fringes of Urban Development Areas.)
- Density bonuses will be available for those developments using the Inclusionary Housing Policy.

1.2 FUTURE URBAN DEVELOPMENT AREA (FUDA)

Future Urban Development Areas are those that will ultimately be developed at urban densities, but which in the near term, should be held in reserve. Future Urban Development Areas will be permitted to develop at low densities (ten acre parcel size or larger) until infilling has occurred in adjacent areas and services can be provided at levels necessary for urban densities. Certain areas adjacent to or encompassed by cities have also been placed in this category in order to encourage annexations.

- A parcel size of ten (10) acres will be required when considering divisions of land. A smaller parcel size will be permitted only when an area is annexed to an adjacent city or development is conditioned upon annexation.
- The boundaries between Current Urban and Future Urban Development Areas will be evaluated approximately every three years. Any such boundary adjustment shall be consistent with the Regional Air Quality Strategy (RAQS).
- The outer boundaries of all Current and Future Urban Development Areas will be designated as Urban Limit Lines beyond which urban development will not be permitted through 1995.

1.3 ESTATE DEVELOPMENT AREA (EDA)

The Estate Development Area combines agricultural and low density residential uses (parcel sizes of two (2) to twenty (20) acres will apply). Included in the category are those areas outside the Urban Limit Line but within the boundaries of the County Water Authority.

- Where authorized, parcel sizes of two (2) to twenty (20) acres or larger will be permitted depending on the slope criteria in the underlying Community or Subregional Plan Land Use Designations.
- Clustering or lot averaging will be permitted, providing:
 - the project will not require urban levels of service, and
 - at least 40% of the project area is in permanent open space.
- Where groundwater is the sole source of water supply, the guidelines for land development as stated in the County Groundwater Policy will apply.

1.4 RURAL DEVELOPMENT AREA (RDA)

The Rural Development Area includes all privately owned properties outside the service boundaries of the County Water Authority. This area is primarily made up of agricultural or unimproved lands and remote pockets of residential development. Parcel sizes will generally be dictated by the availability of groundwater and other environmental and resource constraints.

- Where authorized, parcel sizes of four (4) to forty (40) acres or larger will be permitted depending upon the Land Use Designations on the applicable Community or Subregional Plan map, and the guidelines for land development as stated in the County Groundwater Policy.

1.5 COUNTRY TOWNS (CT)

This category applies to existing, small historically established retail/residential areas serving surrounding low density rural areas or functioning as resorts. They are designated for generally one acre lots or more intensive uses and are clearly removed geographically from existing or projected urban areas.

The Element provides for containment but at the same time allows for low density urban development within the town itself. Outside of the towns, the surrounding Estate or Rural Area development standards will apply. This simple approach establishes a minimum of planning restriction while maximizing the integrity of the rural atmosphere associated with the Country Towns.

- Uses and densities will be those permitted by the applicable Community or Subregional Plan map, The County Zoning Ordinance, and, where applicable, the Groundwater Policy.
- Expansion of Country Town boundaries will be discouraged but will be permitted to meet emergency health and safety needs of contiguous subdivided land.

1.6 ENVIRONMENTALLY CONSTRAINED AREAS (ECA)

Environmentally Constrained Areas include floodplains, lagoons, areas with construction quality sand deposits, rock quarries, agricultural preserves, and areas containing rare and endangered plant and animal species. Development in these areas, while guided by the County General Plan, should be preceded by thorough environmental review and implementation of appropriate measures to mitigate adverse impacts.

- Uses and densities will be those permitted by the applicable Community and Subregional Plan map, The County Zoning Ordinance, and, where applicable, the Groundwater Policy.
- The resource responsible for the designation of an ECA shall be identified and appropriate mitigation measures included in any project approval.
- Flood prone areas which are not planned for stabilization will be retained in natural, open, and other non-urban uses.
- Areas designated Agricultural Preserve shall be designated "Environmentally Constrained Areas."

1.7 SPECIAL STUDY AREAS (SSA)

- This category will be applied on an interim basis and for a specified period of time to areas in which development should be suspended or restricted pending completion of detailed review or study.
- In the Desert Special Study Area (Borrego Springs), no application for changes in the General Plan which would result in an overall increase in the potential number of dwelling units shall be approved until a cumulative environmental analysis and long range plan are prepared for the area.
- In the Otay Mesa Area, division of land or rezones shall be discouraged pending completion of studies on implementation of the Economic Development District.

APPENDIX C

REGIONAL POLICY 3: COMMUNITY AND SUBREGIONAL PLANS

Regional Categories delineated on the Regional Land Use Map shall be implemented through Land Use Designations delineated on Community and Subregional Plan maps. Within these Community and Subregional Plan areas, the following additional policies shall apply:

3.1 URBAN DESIGNATIONS

Except as otherwise specified in Policies 3.2 or 3.4, urban designations shall be applied to contiguous planned commercial and residential areas associated with a community or city center. Land Use Designations permitting densities of one (1) dwelling unit per gross acre or a higher density shall not be applied outside of Urban Development Areas, Country Towns, or existing locations.

3.2 COMMUNITY PLAN DESIGNATIONS

Community and Subregional Plan designations, goals, objectives, and policies shall be consistent with the Regional Categories, goals, and policies of the Regional Land Use Element. Until public hearings are held to achieve consistency between the Regional Land Use Element as adopted by the Board of Supervisors on January 3, 1979 and the existing Community or Subregional Plans, the Land Use Designations of the Community or Subregional Plans shall take precedence over the Regional Categories. In the event a finding of consistency must be made between the old land use categories and the new designations, the attached Interim Conversion Table shall be utilized.

3.3 COUNTRY TOWN BOUNDARIES

Country Town boundaries as delineated on the Regional Land Use Map are based on the existing land use pattern and Use Designations shown on each Community Plan or Subregional Plan map. Precise boundaries may be adjusted to better reflect community characteristics as long as such adjustments do not represent an expansion into areas deemed inappropriate by the goals and policies of the Regional Land Use Element.

3.4 EXISTING PRIVATE DEVELOPMENT PLANS AND SPECIFIC PLANS

Existing private development plans, specific plans, and applications to expand the boundaries of existing private development plans and specific plans may conflict with the categories of the Regional Land Use Element. In these cases, for the purpose of consistency with the Regional Land Use Element, a private development plan or specific plan or expansion thereof will be deemed consistent with the General Plan if one of the following findings is made:

1. The project will not adversely affect or promote premature growth to adjacent properties, and

the project has sufficient facility capacity to accommodate both the present and future population if built out to capacity, and

a substantial private investment in public facilities has been made on the basis of past approvals of development phases, and

the proposed development does not exceed the maximum density as granted on the original private development plan/specific plan or the proposed development does not exceed the maximum density as shown on the Community/Subregional Plan maps which resulted from previous approvals of Private Development/Specific Plans; or

2. The density and character of development is substantially in conformance with the Regional Land Use Element goals.

3.5 EXISTING (80% -- 100%) SUBDIVIDED OR (80% -- 100%) DEVELOPED USES

Existing subdivided or developed uses which are not deemed appropriate for expansion pursuant to the goals of the Land Use Element may exist in certain locations of the County at the time of adoption of this Element. Subdivided/developed uses is defined as a project or an area which is at least 80% subdivided or developed to its capability when considering the density/type of development permitted when originally planned. In these cases, for the sole purpose of implementation, existing subdivided lands and developed uses (e.g., mobilehome parks) may be classified to a Use Regulation consistent with those uses. Expansion of these or similar uses into undeveloped adjacent areas must be consistent with the applicable Regional Categories and Land Use Designations.

3.6 LOW AND MODERATE INCOME ELDERLY HOUSING

It is the intent of the Regional Land Use Element to encourage the development of housing for all economic groups in the community (Goal #6). To implement this, developments not to exceed 60 du/gross acre may be permitted in Current Urban Development Areas if all of the following findings are made:

1. 100% of the units shall be made available to low and moderate income elderly households (as defined by the U.S. Department of Housing and Urban Development).
2. A major use permit, pursuant to the County Zoning Ordinance, shall be approved by the Planning Commission and/or Board of Supervisors.

3. Sufficient services and facilities shall be available to support the project including public mass transportation.
4. The project shall be free from non-mitigatable, adverse environmental impacts or the Planning Commission and/or Board of Supervisors shall make a statement of overriding consideration as required by Section 15089 of the State EIR Guidelines.

3.7 EXISTING MOBILEHOME PARK MAJOR USE PERMITS/VARIANCES

Mobilehome parks which have been authorized by Major (Special) Use Permits or variances which have been vested may exist in certain locations throughout the County in conflict with the Regional Categories of the Land Use Element. In these cases, for the purpose of determining consistency with the Regional Land Use Element and the applicable Community or Subregional Plan, an approved and vested major use permit or variance for a mobilehome park may be subdivided into individual mobilehome park lots if all of the following findings are made:

1. The project will not adversely affect or promote premature growth to adjacent properties.
2. Sufficient facility capacity can be provided prior to need to accommodate both the present and future population if built out to capacity.
3. The proposed subdivision will be in substantial conformance with the design approved by Major Use Permit or variance.
4. The proposed subdivision does not exceed the maximum density as granted by the Major Use Permit or variance.
5. All applicable Zoning Ordinance and Subdivision Ordinance standards and regulations have been complied with and any measures proposed to mitigate environmental impacts have been accomplished by the applicant.

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